244 cokerill Crescent
Fort McMurray, Alberta

MLS # A2286846

$264,900

Division:	Timberlea
Type:	Residential/Manufactured House
Style:	Mobile Home-Single Wide
Size:	1,301 sq.ft.
Age:	1997 (29 yrs old)
Beds:	3
Baths:	2
Garage:	Single Garage Detached
Lot Size:	0.10 Acre
Lot Feat:	Back Yard, Landscaped, See Remarks

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 330
Basement:	None	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	RMH
Foundation:	Block	**Utilities:**	-
Features:	Open Floorplan		

Inclusions: fridge, stove, dishwasher, washer, dryer. microwave, A/C, garage heater,

Charming & Well-Maintained Home with Detached Garage! Welcome to 244 Cokerill Crescent, a delightful and spacious 3-bedroom, 2-bathroom mobile home offering 1,301 sq ft of comfortable living space on a 4,283 sq ft fully fenced lot in the well-established and family-friendly neighbourhood of Timberlea. Step inside to a bright, open-concept living room featuring vaulted ceilings, large windows, stylish laminate flooring, and a neutral colour palette that creates a warm and inviting atmosphere. The kitchen is bathed in natural light thanks to a skylight with heat trace, and boasts new laminate countertops, white appliances, Lino flooring, and ample cabinet and counter space — perfect for everyday living and entertaining. The spacious primary bedroom offers a peaceful retreat with vinyl plank flooring, a walk-in closet, and a 4-piece ensuite complete with ceramic tile flooring and a relaxing soaker tub. Two additional bedrooms are thoughtfully positioned on the opposite side of the home, each with easy access to a second 4-piece bathroom. Additional features include a separate laundry room, air conditioning, and an outdoor deck — perfect for enjoying summer evenings or entertaining guests. The detached single garage adds convenience and extra storage space. Notable upgrades include: New furnace (2018) New shingles (2015) New washer & dryer (2017) Call now to schedule your private viewing!